

COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA

Housing Program

**First Time Homebuyer Program
State Housing Initiative Partnership (SHIP)**

Contact/Information:

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Purpose:

To enable eligible low and moderate-income families to attain homeownership.

Type of Assistance: Down payment, mortgage reduction and/or closing cost assistance.

<u>Limits of Assistance:</u>	\$7,500	Moderate Income Household
	\$10,000	Low Income Household
	\$15,000	Very-low Income Household

Form of Assistance:

The amount of the award will be subject to the execution of a promissory note with zero (0) percent interest and secured by a second mortgage. No monthly payment is required. The loan is a deferred payment loan (DPL) with a fifteen (15) year residency requirement. If the homeowner moves out, sells, transfers, rents, refinances or adds additional liens during the 15 years, the entire award amount must be repaid.

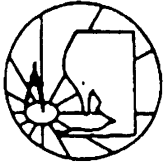
Family/Underwriting Eligibility Requirements:

1. Applicant's gross household annual income must meet limitations as published for the Pensacola MSA by the U. S. Department of Housing and Urban Development (adjusted annually). As of December 2013 income limits are as follows:

<u>Household</u>	<u>EL</u>	<u>VL</u>	<u>LI</u>	<u>MI</u>
1	12,250	20,450	32,700	49,080
2	14,000	23,400	37,400	56,160
3	15,750	26,300	42,050	63,120
4	17,500	29,200	46,700	70,080
5	18,900	31,550	50,450	75,720
6	20,300	33,900	54,200	81,360
7	21,700	36,250	57,950	87,000
8	23,100	38,550	61,650	92,520

2. Applicant must have adequate, stable income and an acceptable credit rating, as determined by a participating mortgage lender.
3. **The housing unit must be affordable with total monthly principal, interest, taxes and insurance not exceeding 30% of the family's total gross monthly income.** A higher ratio of income to PITI, maximum 39%, may be considered if two or more of the following compensating factors apply:
 - ❖ Demonstrated ability to budget and save on a consistent basis with an average six (6) month savings of twice the PITI on the proposed loan.
 - ❖ History of steady employment for more than two years in the same line of work or having completed college or specialized training in the field currently employed with a good probability of continued employment verified by the current employer.
 - ❖ Credit score above 650.
 - ❖ Demonstrated ability to pay monthly rent on-time at a comparable amount to the proposed PITI on the new loan (no payment shock).

If an application is approved with a front-end ratio above 30%, the applicant will be required to sign an affidavit to signify that they are aware that the payment ratio exceeds the recommended



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program guidelines and that they are financially capable of meeting their monthly mortgage requirements. Applications with PITI to income ratios of 40% and higher will not be approved.

4. Applicant must be a first-time homebuyer. Definition: Individual/family that has not owned a home within three years of making application. A displaced homeowner due to divorce may be eligible. All first time homebuyers must complete a first time homebuyer certification class.

5. If applicant has more than \$25,000 in cash assets above the estimate to close, they are ineligible.

Property Requirements:

- Existing homes in Santa Rosa County with a maximum sales price of \$247,032.90 may qualify.
- Repairs of a minimum of \$100 must be documented within the past 12-months.